

129.0

0002

0004.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

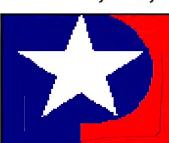
Total Card / Total Parcel

USE VALUE:

1,223,600 / 1,223,600

ASSESSED:

1,223,600 / 1,223,600


**Patriot**  
 Properties Inc.

## PROPERTY LOCATION

## IN PROCESS APPRAISAL SUMMARY

No	Alt No	Direction/Street/City
49		ACADEMY ST, ARLINGTON

Legal Description						User Acct
						83714
						GIS Ref
						GIS Ref
						Insp Date
						05/11/18

## OWNERSHIP

Unit #:

Owner 1: BALDWIN DAVID W/HILARY W

Owner 2:

Owner 3:

Street 1: 49 ACADEMY ST

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry Own Occ: Y

Postal: 02476 Type:

## PREVIOUS OWNER

Owner 1: PERKINS CAROL BURLEY-ETAL -

Owner 2: PERKINS JOHN HARMON -

Street 1: 49 ACADEMY ST

Twn/City: ARLINGTON

St/Prov: MA Cntry

Postal: 02476

## NARRATIVE DESCRIPTION

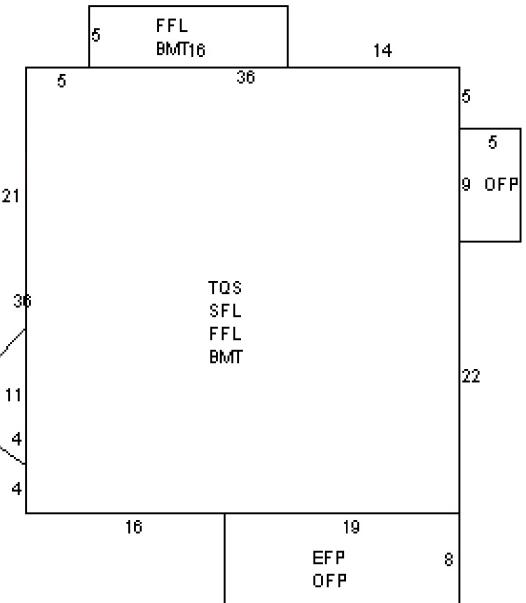
This parcel contains .192 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1900, having primarily Wood Shingle Exterior and 3571 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 1 HalfBath, 7 Rooms, and 3 Bdrms.

## OTHER ASSESSMENTS

Code Descrip/No Amount Com. Int

<b>EXTERIOR INFORMATION</b>				<b>BATH FEATURES</b>				<b>COMMENTS</b>				<b>SKETCH</b>					
Type: 6	- Colonial			Full Bath: 2	Rating: Very Good			CHK COND 7/01.									
Sty Ht: 2H	- 2 & 1/2 Sty			A Bath:	Rating:												
(Liv) Units: 1	Total: 1			3/4 Bath:	Rating:												
Foundation: 1 - Concrete				A 3QBth:	Rating:												
Frame: 1 - Wood				1/2 Bath: 1	Rating: Very Good												
Prime Wall: 1 - Wood Shingle				A HBth:	Rating:												
Sec Wall: %				OthrFix:	Rating:												
Roof Struct: 2 - Hip				<b>OTHER FEATURES</b>													
Roof Cover: 1 - Asphalt Shgl				Kits: 1	Rating: Good			1st Res Grid   Desc: Line 1   # Units 1									
Color: PURPLE				A Kits:	Rating:												
View / Desir:				Fpl: 2	Rating: Good												
<b>GENERAL INFORMATION</b>				WSFlue:	Rating:												
Grade: B- - Good (-)				<b>CONDOS INFORMATION</b>													
Year Blt: 1900		Eff Yr Blt:		Location:													
Alt LUC:		Alt %:		Total Units:													
Jurisdct: G16		Fact: .		Floor:													
Const Mod:				% Own:													
Lump Sum Adj:				Name:													
<b>INTERIOR INFORMATION</b>				<b>DEPRECIATION</b>				<b>REMODELING</b>				<b>RES BREAKDOWN</b>					
Avg Ht/FL: STD				Phys Cond: GD - Good	18. %			Exterior:	No Unit			RMS	BRS	FL			
Prim Int Wal 2 - Plaster				Functional:	%			Interior:	1			7	3				
Sec Int Wall: %				Economic:	%			Additions:									
Partition: T - Typical				Special:	%			Kitchen:									
Prim Floors: 3 - Hardwood				Override:	%			Baths:									
Sec Floors: %				Total: 18.6 %			Plumbing:										
Bsmnt Flr: 12 - Concrete				Basic \$ / SQ: 130.00			Electric:										
Subfloor:				Size Adj.: 0.94403529			Heating:										
Bsmnt Gar:				Const Adj.: 1.00989902			General:	Totals			1	7	3				
Electric: 3 - Typical				Adj \$ / SQ: 123.939													
Insulation: 2 - Typical				Other Features: 119252													
Int vs Ext: S				Grade Factor: 1.21													
Heat Fuel: 1 - Oil				NBHD Inf: 1.00000000													
Heat Type: 15 - H.V.A.C				NBHD Mod:													
# Heat Sys: 1	% AC: 100			LUC Factor: 1.00													
% Heated: 100	Solar HW: NO			Adj Total: 755654				WtAv\$/SQ:			AvRate:	Ind.Val					
Central Vac: NO				Depreciation: 140552							Juris. Factor: 1.00	Before Depr: 149.97					
% Com Wal	% Sprinkled			Depreciated Total: 615103							Special Features: 0	Val/Su Net: 116.36					
											Final Total: 615100	Val/Su SzAd: 172.25					
<b>MOBILE HOME</b>				Make:			Model:	Serial #			Year:	Color:					
<b>SPEC FEATURES/YARD ITEMS</b>																	
<b>PARCEL ID</b> 129.0-0002-0004.0																	
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value
3	Garage	D	Y	1	20X20	A	FR	1930		21.25	T	50	101			4,300	4,300

More: N Total Yard Items: 4,300 Total Special Features: Total: 4,300



**RESIDENTIAL GRID**

**REMODELING**

**RES BREAKDOWN**

**SUB AREA**

Code	Description	Area - SQ	Rate - AV	Undepr Value	Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	Basement	1,366	37.180	50,790						
FFL	First Floor	1,366	123.940	169,301						
SFL	Second Floor	1,260	123.940	156,164						
TQS	3/4 Story	945	123.940	117,123						
OPP	Open Porch	197	25.120	4,949						
EFP	Enclos Porch	152	45.580	6,929						
Net Sketched Area: 5,286				Total: 505,256						
Size Ad	3571	Gross Area	5601	FinArea	3571					

**SUB AREA DETAIL**

**IMAGE**

**AssessPro Patriot Properties, Inc**

